

57126

STATUTORY BARGAIN AND SALE DEED

FRANCES L. KARLE and MICKEY L. KARLE, wife and husband, Grantors, convey to WILLIAM DEAN COLDIRON and RONN WILLIAM COLDIRON, Grantees, the following described real property:

The S1/2 N1/2 S1/2 NW1/4 SW1/4 and the S1/2 S1/2 NW1/4 SW1/4 lying East of the Sprague River in Section 32, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; saving and excepting therefrom the following real property described on Exhibit A of the Judgment Order entered in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 9102593CV, William K. Plummer, Plaintiff, vs. Frances L. Karle and Mickey L. Karle, wife and husband, to-wit:

Beginning at the NE corner of said S1/2 N1/2 S1/2 NW1/4 SW1/4 of Section 32 marked by a 5/8" rebar pin; thence west along the north line of said S1/2 N1/2 S1/2 NW1/4 SW1/4 676.14' to the easterly bank of the Sprague River; thence southeasterly along the easterly bank of the Sprague River to a point 213.94' south of the north line of said S1/2 N1/2 S1/2 NW1/4 SW1/4 as measured at right angles to said north line; thence N89 degrees E. along an existing fence line to the east line of said S1/2 N1/2 S1/2 NW1/4 SW1/4; thence north along said east line to the point of beginning;

Subject to reservations, restrictions, covenants, regulations, easements and rights of way of record and those apparent on the land and real property taxes and assessments.

This conveyance is made in partial consideration for the settlement of that certain law suit in the Circuit Court of the State of Oregon for Klamath County, Case No. 9102704CV, Frances L. Karle and Mickey L. Karle, Plaintiffs, v. William Dean Coldiron, Jr., et. al., Defendants.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Frances L. Karle
FRANCES L. KARLE

Mickey L. Karle
MICKEY L. KARLE

STATE OF ARIZONA; County of Gila ss

November 27, 1992, personally appeared the above named Frances L. Karle and Mickey L. Karle, who acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME:

Sally Randall
Notary Public for Arizona
My commission expires: Jan 10, 1993

Send tax statement to:

After recording return to:

Giacomini & Knieps
Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 3rd day of Feb. A.D., 19 93 at 10:39 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 2448.

Evelyn Biehn County Clerk
By Pauline S. Nuland

FEE \$30.00